

HPC Review

HPC2012-04-17-01

for 416 Center Street

An application for a building permit dated April 17 was submitted by Mark Frederiksen for alterations to his and Kitty Seiferlein’s residence at 416 Center Street. It was reviewed by the HPC at its monthly meeting on Tuesday, April 17. The homeowners attended the meeting to present and discuss their plan.

General Description: The proposed project consists of a sunroom on the back of the home.

Adequacy of the Documents Submitted: The documents submitted were sufficient for the HPC’s review of the project. They included a building permit application and worksheet, a house location survey/site plan, floor plan, sketches of the affected elevations and detailed construction drawings. The applicant’s presence during the review enabled discussion of the proposed project.

General Scope of Project: The existing screened porch is to be razed and replaced by a slightly larger 17’6” x 12’ all-season sunroom. The sunroom’s rear elevation will present three large Anderson casement windows above PVC “shadow boxes.” Where the rear and side elevations meet, the corners have been “angled off” and each includes a narrow window. The left elevation includes two large casement windows. An exterior door is contemplated on the right elevation as well as a single large casement window. Siding and gutters will match those on the existing house. PVC trim, soffit and fascia are planned.

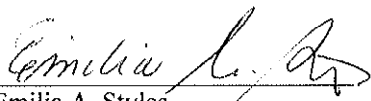
Visibility from public ways: The proposed addition would be visible from Ridge Road and Cherry Avenue. There may be limited visibility from Center Street.

Contributing structure: The residence, identified as c.1955-60 in the HPC’s list of Contributing and Non-Contributing Resources, is not a contributing resource.

Nearby Contributing structures: Contributing structures in closest proximity to the Frederiksen/Seiferlein residence are 419, 418, and 410 Oak Street as well as 302 Ridge Road.

Compatibility with the historic district and/or existing structure: The proposed addition is compatible with the existing house. It is modest in scale and the eave line remains low. The addition will break up the flat plane of the rear elevation of the house, and the hip roof will introduce a new roof form.

HPC Recommendations: None.



Emilia A. Styles
for the Historic Preservation Commission

4-23-2012

Date: April 23, 2012

cc: Applicant Planning Commission
HPC members Mayor Georgette Cole
HPC Binder Town Clerk, Kathy Lehman
Web site, Bill Saar

Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute to historic preservation in Washington Grove.

Further information regarding the scope, powers, duties, and structure of the Historic Preservation Commission may be found in Article XV of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article XV describes the powers and duties of the Historic Preservation Commission in the building permit process. This section reads as follows:

The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission may recommend to an applicant alternative historical designs, materials and sources for the same which may be more historically compatible. The Commission shall forward its recommendations regarding the same, if any, in an advisory capacity, to the Planning Commission for consideration by the Planning Commission within thirty (30) days from the Commission’s receipt of the application from the Planning Commission.